
SAN MATEO COUNTY ZONING ADMINISTRATOR

Notice of Public Hearing

The San Mateo County Zoning Hearing Officer will hold a PUBLIC HEARING to consider the matters listed on the following agenda at the date, time, and location shown.

All interested parties who wish to speak will have the opportunity at the hearing.

To do so:

- Please fill out a slip giving your name and address.
- Hand this slip to the Zoning Hearing Officer Secretary.
- After recognition from the Zoning Hearing Officer, please walk to the rostrum and state your name and address.

All decisions of the Zoning Hearing Officer may be appealed within 10 days to the Planning Commission for a fee of \$174. Application forms are available in the Planning office.

For further information on any agenda item listed below, please phone the Project Planner at the indicated telephone number following each item. Letters to the Project Planners should be addressed: County of San Mateo, Planning & Building Division, 455 County Center, 2nd Floor, Mail Drop PLN122, Redwood City, CA 94063. The Zoning Hearing Secretary is Jazmin Manriquez, who may be reached at (650) 363-1862.

Pursuant to Section 65009 of the California Government Code, if you challenge, in court, the proposed Use Permit, Variance, or other planning application, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County Zoning Hearing Officer at, or prior to, the public hearing.

AGENDA

DATE: January 6, 2000
TIME: 9:00 a.m.
PLACE: Board of Supervisors Chambers
400 County Center
Redwood City, CA 94063

Consent items are considered by the Zoning Hearing Officer at the beginning of the regular session. If the Zoning Hearing Officer or the public wishes specifically to hear an item, or if the applicant wishes to address conditions of approval, the Zoning Hearing Officer will refer the item to the Regular Agenda for hearing. **If you wish to address the Zoning Hearing Officer on a consent item, please be sure to submit a speaker's slip to the Hearing Secretary before the meeting begins.** Otherwise, the action of the Zoning Hearing Officer will be to approve Consent items as a group in accordance with the staff recommendation on each item.

CONSENT AGENDA

1. **OWNER/APPLICANT:** Catherine Fraser
FILE NO.: PLN1999-00634
LOCATION: 443 Lakeview Way, Redwood City
APNS: 057-070-150, -160 & 057-132-070, -080, -090

Consideration of a Minor Subdivision, pursuant to County Subdivision Ordinance Section 7010 and the State Subdivision Map Act, to subdivide a 96,194 sq. ft. parcel into two parcels within the Residential Hillside (RH) Zoning District. Application filed: August 13, 1999. PROJECT PLANNER: **Mike Schaller**. Telephone: (650) 363-1849.

2. **OWNER/APPLICANT:** Citizens Utilities Company of California
FILE NO.: PLN1999-00339
LOCATION: North End of Alta Vista Road at Reservoir Road, Montara
APN: 036-144-010

Consideration of a Use Permit Renewal, pursuant to Section 6500 of the San Mateo County Zoning Regulations, to allow the continued use of a Water Treatment Facility. This project is appealable to the California Coastal Commission. Application filed: October 20, 1999. PROJECT PLANNER: **Sara Bortolussi**. Telephone: (650) 363-1839.

3. **OWNER:** San Mateo County Harbor District
APPLICANT: Ron Nunes and Ann Harding-Nunes
FILE NO.: PLN1999-00373
LOCATION: 25 Johnson Pier, Princeton Harbor
APN: 047-390-020

Consideration of a Use Permit Renewal, pursuant to Section 6500 of the San Mateo County Zoning Regulations, to allow the continued use of a fish market and BBQ. This project is appealable to the California Coastal Commission. Application filed: July 27, 1999. PROJECT PLANNER: **Sara Bortolussi**. Telephone: (650) 363-1839.

Agenda continues on next page

REGULAR AGENDA

4. **OWNER:** **Scott and Lynn Pelichoff**
APPLICANT: **Scott Pelichoff**
FILE NO.: **PLN1999-00346**
LOCATION: 740 Native Sons Park Road, Pescadero
APN: 087-010-030

Consideration of a request for a Conditional Certificate of Compliance, a Resource Management District Permit, and a Coastal Development Permit to legalize a parcel and construct a 1,400 square foot single-family residence pursuant to Section 7134.2 of the San Mateo County Subdivision Regulations and Section 6903 of the San Mateo County Zoning regulations. The parcel is approximately 7.09 acres and was created in 1956. This project is appealable to the California Coastal Commission. Application filed: May 25, 1999. PROJECT PLANNER: **Sara Bortolussi**. Telephone: (650) 363-1839.

5. **OWNER:** **Bay City Flower Company**
APPLICANT: **David Steiner- Kastrop Group**
FILE NO.: **PLN1999-00334**
LOCATION: 2265 Cabrillo Highway, Half Moon Bay
APN: 066-093-260

Consideration of a Coastal Development Permit and Planned Agricultural District Permit, pursuant to County Zoning Regulations Section 6328.4 and 6353, respectively, to construct two one-story agricultural sales/office buildings, including a 40-space parking lot in conjunction with the ongoing greenhouse flower operation at 2265 Cabrillo Highway in the unincorporated County area of Half Moon Bay. This project is appealable to the California Coastal Commission. Application filed: May 20, 1999. PROJECT PLANNER: **Dave Holbrook**. Telephone: (650) 363-1837.

6. **OWNER:** **James and Barbara Murch**
APPLICANT: **James Murch**
FILE NO.: **PLN1999-00664**
LOCATION: 755 El Granada Boulevard, El Granada
APN: 047-162-340

Consideration of a Use Permit and a Coastal Development Permit, pursuant to Sections 6500 and 6328.4 of the County Zoning Regulations for legalization and replacement of an existing radio antenna tower with a maximum height of 66 feet at 755 El Granada Boulevard, El Granada. This project is appealable to the California Coastal Commission. Application filed: August 25, 1999. PROJECT PLANNER: **Miroo Brewer**. Telephone: (650) 363-1853.